

News from the Harding Green Association Board of Trustees

www.Hardinggreen.org

JUNE, 2021

BOARD OF TRUSTEES:

President: Michael Chou
Vice President: Richard Bruno
Secretary: Liz Martinez
Treasurer: John Huston
Trustee: Robin Ward

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Dan Feuerstein
Joan Vrba
Natalie Zwibel

NEWSLETTER & WEBSITE:

Editor: Michael Chou

CONTRIBUTOR(S):

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CONTACT INFORMATION

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HGA WEBSITE

www.hardinggreen.org

PAM ROSANIO

HGA REPRESENTATIVE

USI INSURANCE SERVICES

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(732) 908-5573 (direct)

CALENDAR

HARDING GREEN ASSOCIATION MEMBERSHIP MEETING

*Next Board Meeting will be scheduled on
June 29, 2021 7:00PM virtually.*

RECYCLING

Tuesdays, 7/13, 7/27

Commingled aluminum and steel
cans, plastic (#s 1 and 2), and glass
commingled newspapers, magazines,
junk mail and other recyclable paper

HARDING TOWNSHIP

RECYCLING CENTER

HOURS: 7-12 every Wednesday,
and 9-12 on Saturdays.

Announcements

Please note that we will be holding our monthly meeting on Tuesday, June 29, 2021 due to a change in Gary's schedule.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83274178379?pwd=ZC9qZ0o3SHRadGdpNGNxM3FZeHIHdz09>
Passcode: 127699

US: +1 312 626 6799 or +1 929 436 2866 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782

Webinar ID: 832 7417 8379 Passcode: 127699

Please be reminded that garbage should be put out in containers and cans to prevent animals from getting into it. We ask that those residents currently putting out bags of garbage to please use garbage cans going forward.

We are preparing to open the pool starting **Saturday July 3rd daily from 11:30AM to 7:30PM** excluding Mondays when the pool will be closed. This schedule may change depending on staffing and budget. Every adult owner/resident must sign and return a waiver prior to entering the pool. You will be required to sign in and out each day and if you leave the pool and re-enter. The opening is subject to final approval from the Morris County Health department and everyone will receive a notice to confirm opening on or about July 1st. Please see waiver to submit in newsletter.

Community Maintenance Activities

Pond Pump is on and running well. The pond has been treated multiple times for algae and has been looking good so far this year.

Gary recently met with Quality First to look at all walkways to look for tripping hazards that need to be repaired. We expect a proposal in the coming weeks.

ProSealer will be on site the week of July 19-23rd to sealcoat courtyards. You will be notified with the schedule a few days prior to the seal coating of your courtyard and you will have to be out of the courtyard for the day. You will also be able to sign up to have your driveway seal coated during this week at your expense. If you sign up you will be billed from the association via Taylor Management similar to monthly maintenance cost. Cost for your type of driveway of townhomes are as follows: Single driveway \$75, Single driveway 2 car \$150. Single driveways townhomes fitting more than 2 cars will be billed similar to a single family double wide (\$225-\$275) with exception of 1 Spruce. Please email Gary McHugh to sign up by July 7th.

Hilberg is doing a very good job with the roof replacements. They have completed two roofs and have another scheduled.

Landscaping, is going well. They have been concentrating on the weekly cutting, trimming and weeding. Pruning of shrubs will begin in a few weeks. Keep in mind we only get one pruning in our contract so we do not want to start too early.

9 Ash trees were removed on Spruce Lane as part of phase one of the tree removal project. We have just signed up for the removal of 10-12 more Ash trees.

Verizon is now scheduled to begin removing the old, outdated and deteriorating pedestals in August/September.

Gary will be on vacation July 1-10th. All service requests should be emailed to Lynn at lynn@taylorlmgmt.com.

Reminders

Residents are reminded that all work order and service requests **MUST** be directed to Gary McHugh, our property manager. Please when emailing Gary, always cc:

[hgatrusters@yahoo.com](mailto:hgatrustees@yahoo.com) so we can monitor incoming requests. All external work to the community must be approved by the HGA Board before starting work, and personal property modification forms must be approved before work begins. Please visit the HGA website at www.hardinggreen.org or contact Gary for the proper documentation.

**Draft Minutes, HGA Annual Membership Meeting
June 2, 2021**

Present:

President: Michael Chou

Vice President: Richard Bruno

Secretary: Liz Martinez

Trustee: Robin Ward

16 Residents

Meeting Open: 7pm

Minutes from the last meeting accepted.

Gary Report:

- Harmony lawn and weed control maintenance moving forward. Some lawn repair and lawns are looking better.
- We have 3 agreements: Roofs, decks,
- Painting all bldgs. On Poplar and 2 single family homes on spruce
- Installed speed bump – many more walkers and many folks going around the speed bump.
- Pool – trying to get a contract in light of the moving regulations. Health inspection and other maintenance paperwork are in place. Target date for pool opening is July 3rd (Saturday). Due to the need to add additional staff we are closing pool on Mondays to meet budget. This could change based on current rules from the state.
- Ash trees removed – 9 trees on Spruce. 10 more in the coming months. More in next years budget. We will begin replanting / replacing. Robin is starting a committee to discuss replanting.
- Chimney cap replacement project moving forward – last year we did 20 and this year will continue with 10 more. Proposal in for this year's ...
- Roadways: cracked and re-sealing plan: some roadway were not repaved: Spruce and Sycamore and Hickory and the pool parking lot need help
- Will also send out option for owners for reduced cost of driveway.
- Total cost to do the seal coating work – 30K (negotiated down from 34K). Passed unanimously

Michael providing treasurer's report in John's absence:

- April 30
- Operating Fund: \$48,838.27
- Reserve \$451,551.70
- Assessment: Looking at range from 250 – 500 decisions to be provided by 3rd week in June or next meeting.
- Residents will have time to pay in installments.

Pool: Legislation is pending wrt insurance

Telephone pedestals: Fios / Wiring being removed and pedestals being removed.

Open Topics:

- Pool: Association would not have coverage for law suits. Legislation pending.
- Other pools are opening. Conversation about other pools and compliance with state guidelines.
- No power washing has been completed at the pool – Gary will make sure it happens.
- Expected that the pool will be easier to open, fewer guidelines, by July.
- We must implement what the guidelines say: e.g., no guests, only residents.
- Roofs: What is the regular schedule for roof replacement? Yes, there is a study.
- Notices not being received for certain individuals, will follow up with individuals.
- Need to over communicate and make it easier for everybody. Call people and collect the right info.
- Additional roof issue: leaking for a year. Work order in. Larger
- Assessment needs to be by paper. Email needs to be updated.
- Pool – when it opens, what does it look like? The rules are changing daily.
- Planter boxes: folks don't want them. Resulted from selected few going around speed bumps. Alternative ways should be looked at to slow people down. Conversations on will continue.

- Telephone pedestals – looking into Verizon filling holes
- Requesting notification to residents prior to work being done. Try to, but sometimes vendors are available and we need to grab him.
- 3-4 houses on Tulip had something sprayed. What was that and are others getting it? Trial of the spray for moss and algae. Started on Huston house. This is a larger trial to remove black and algae. If it works we can expand to others.
- Old shingles have the issue – not the new shingles. Over the next 8-10 years, roofs will be replaced.
- Alan – no issues on email; commend the tree people – excellent job. What about the stumps? Scheduled for Saturday, but is being rescheduled due to an injury from the vendor. They will return to complete work.
- Special assessment – please send email to Gary to address. Goal is to get the number down. Minimum number due to snow and drainage issues. We will discuss next meeting on decision for assessment.
- Meeting Close: 8:19pm. Approved.

**Waiver, Agreement Not to Sue, Assumption of Risk and Release of Liability (the "Waiver") for
Access to the Facilities of the Harding Green Association, Inc.
(the "Association")**

I wish to access the buildings and utilize the facilities and recreational amenities of the Harding Green Association (the "Community") consistent with the New Jersey Governor's Executive Orders and New Jersey Department of Health requirements relating to the opening of buildings, facilities and recreational activities. [The Community's buildings, facilities and recreational amenities may be collectively referred to as the "Facilities."]

I acknowledge that this Waiver will be used and relied upon by the Association and its officers, trustees, directors, representatives, employees, agents (including its managing agent) and volunteers (collectively, the "Released Parties") and that this Waiver will govern my actions and responsibilities. **I have been made aware that although the Association has taken steps to make the Facilities reasonably safe, it cannot guarantee that I or anyone else will not contract COVID-19 when using the Facilities.**

In consideration for allowing me to utilize the Facilities, I hereby agree to the following for myself and for my executors, administrators, heirs, next of kin, successors, and assigns:

- (A) I understand and accept the risks involved in utilizing the Facilities at this time relating to the coronavirus (COVID-19) pandemic.
- (B) I agree to abide by all rules and conditions imposed by any governmental entity and agency, including the State of New Jersey, and by the Association, including (but not limited to) the agreements contained below in Section (D) below. I agree to observe social distancing and wear an approved face covering while using the Facilities, unless such use is not required by the State of New Jersey, Township of West Orange and/or the Association, or waived pursuant to a valid medical waiver.
- (C) I waive, release and discharge the Association and all other Released Parties from any and all liability for or arising out of my death, disability, personal injury, property damage and actions of any kind relating to COVID-19 which may hereafter accrue to me as the result of my use of the Facilities and I agree not to bring or maintain any lawsuit against any of the Released Parties resulting from contracting the coronavirus.
- (D) I agree that I will not access or use the Facilities now or in the future if I:
 1. Have been diagnosed with or tested positive for COVID-19 until such time as I am medically cleared to be in contact with others;
 2. Have a fever or other symptoms of COVID-19 or a test pending for COVID-19;
 3. Am under quarantine directed by a health care provider due to COVID-19 concerns; or
 4. Have had contact with someone diagnosed with COVID-19 within the past 14 days until such time as I am medically cleared to be in contact with others.

This **Waiver** shall be construed broadly to provide a waiver, release and covenant not to sue to the maximum extent permissible under applicable laws.

I hereby certify on _____, 2021 that I have read this document and I understand its content.

Print Name: _____ Signature: _____

Address: _____

Witness: _____

CASH DISBURSEMENTS

Starting Check Date: 5/01/21 Cash Account #: "All"

Ending Check Date: 5/31/21

Check Date	Check #	Vend #	Name	Check Amount	Reference
Cash account #: 100-000 AAB-Operating					
5/06/21	71277	HG-CAP	RBC FBO HARDING GREEN CAP. RES	9,057.75	ACCT 7R3-00658
5/06/21	71278	TMC	TAYLOR MANAGEMENT COMPANY	3,891.33	MANAGEMENT FEE
5/07/21	71279	HLPM	HARMONY LANDSCAPING &	7,883.85	LANDSCAPING SVCS
5/12/21	71280	AHN	AT HOME NET	52.95	C005511 - 05/21
5/12/21	71281	IWSNJ	INTERSTATE WASTE SERMICES OF	2,168.12	05/21-MLY SVC
5/12/21	71282	PSE&G	PUBLIC SERVICE ELECTRIC & GAS	69.01	6594159100-032321-042121
5/12/21	71283	TDT	THE DAVEY TREE EXPERT CO.	455.29	LEAF DESEASE -1ST APP
5/12/21	71284	UHLIG	UHLIG LLC	61.92	50TM00086
5/13/21	71285	HLPM	HARMONY LANDSCAPING &	13,562.71	MULCH
5/13/21	71286	L&W	L&W ENTERPRISES, LLC	1,050.00	17 BEECH LN-RPLC SIDING B
5/13/21	71287	SMCMUA	SMCMUA	316.62	010121-033121
5/13/21	71288	SMCMUA	SMCMUA	61.12	122120-032421
5/13/21	71289	TMC	TAYLOR MANAGEMENT COMPANY	21.44	04/21-POSTAGE
5/13/21	71290	VER	VERIZON	244.55	653121781000132-042721-05
5/24/21	71291	CAU	COMMUNITY ASSOC. UNDERWRITERS	5,244.00	POL#: CAU503035-3 COMM PK
5/24/21	71292	ELIZ	ELIZABETH PFALZGRAPH	290.00	LANDSCAPING BOXES
5/24/21	71294	GREAT	GREAT BLUE INC.	986.28	50% DEP-SEASON CONTRACT H
5/24/21	71295	HC	HILBERG CONTRACTING LLC	2,447.11	15 BEECH-EXT WOOD REPAIRS
5/24/21	71296	HLPM	HARMONY LANDSCAPING &	2,292.45	TREE REMOVAL
5/24/21	71297	KELMAR	KEL-MAR LLC.	3,425.00	POWERWASHING COMPLETE POO
5/24/21	71298	TDT	THE DAVEY TREE EXPERT CO.	455.29	LEAF DISEASE -2ND APP
Totals:				54,036.79	

-- End of report --